VOL. LXXVIII. PART III

Transactions

of

The Chartered Surveyors' Institution

SESSION 1945-46.

AT THE ORDINARY GENERAL MEETING

Held at the Chartered Surveyors' Institution on Monday, 12th November, 1945.

Mr. E. B. GILLETT (President) in the Chair.

NEW MEMBERS.

The following new members were received by the President prior to the meeting and signed the Register :—

Fellow :

WITHERS, ALEXANDER GEORGE, B.SC.

Professional Associates :

ANSTEY, BRYAN WILLIAMS
BOUTTELL, ERNEST LOUIS
CARTER, LEONARD CHARLES
CONNAL, DANIEL BUCHANAN
COX, ALBERT EDWARD
DAVIS, PERCY WILLIAM HORACE
GIMINGHAM, CHRISTOPHER CHARLES
HIRST, BERNARD
HONEYBELL, GEOFFREY
HOWARD, CYRIL GEORGE
KING, KENNETH
LANGHAM, FREDERICK
LICHFIELD, NATHANIEL
MCEWAN, ROBERT HALL
MCKENNA, JAMES FRANCIS
MASON, ANTHONY LINEHAM
MANSELL, MAURICE JONES
MORGAN, JAMES
PAGE, ALAN GEORGE
RANSOM, GEOFFREY FREDERICK
ROSENTHAL, NATHANIEL NORMAN
SARJEANT, GEOFFREY FRANK
SYKES, ARNOLD
TUSLER, ROYSTON WILLIAM GEOFFREY
WALLACE, CAREW VINCENT
WILSON, ROBERT HENRY BARROW
WORBOYS, HAROLD EDGAR

The PRESIDENT then delivered the following Address :—

PRESIDENTIAL ADDRESS.

By Mr. E. B. Gillett (President.)

INTRODUCTORY.

I am here to-day as the first President who has delivered an Address since 1938, for the exigencies of war have deprived us of similar contributions by six of my predecessors. Had events fallen out otherwise, our *Transactions*, I feel sure, would have been all the richer for addresses from men such as Healing, Steward, Cole, Vigers, Farnsworth and Barr.

Bye-law 52 states that the President shall be a Fellow of the Institution eminent as a surveyor. That I have been chosen to fill so high an office bestows a compliment which fills me with both pride and humility.

It is not for me to discuss my qualifications for this high honour. Whatever they may be, I am only too conscious of the fact that my place in this Chair is due as much to my association, extending now to nearly forty years, with a firm well known to all of you as having been established for six generations or more, as having produced an original founder of the Institution whose son was President in the year of Queen Victoria's Diamond Jubilee, whose grandson became President in 1918, the Institution's Golden Jubilee year, and, I am glad to say, is here with us to-day—Sir John Oakley.

Sir John was my professional mentor as a pupil in his office, and in due course I became his assistant and then his partner. My debt to him for his teaching, guidance and unwavering friendship during my professional life is beyond repayment; but I am glad that he is here to-day, so that he may hear me publicly, though not adequately, acknowledge it.

To Sir John fell the memorable distinction of delivering his Address as President in this building a few hours after the guns fell silent on 11th November, 1918. To-day, on the 12th November, 1945, and also in this building by the grace of God, it has fallen to his pupil to deliver a Presidential Address at the victorious conclusion of another war, more widespread, brutal and destructive than the last. That the master should be present to hear a Presidential Address delivered by his pupil twenty-seven years later in circumstances so similar to his own must surely be a unique coincidence.

Sir John was fortunate, perhaps, in that the year of his Presidency was the fiftieth of our existence, and the end of an epoch which justified him in pausing to look back upon the road we then had travelled. He gave to his Address the title "The Fifty Years' History and Work of the Institution." I envy him the appropriateness of his subject at the time when he was President. But we are now seventy-seven years old, and the figure 77, whatever significance it may have to numerologists, calls up no visions of gold or diamonds, nor is it a particular milestone in the life of men. Even so, we are again at the end of an epoch, at the beginning of another; and so it may well be my task to survey the years when the lamps of the world were darkened, to glance at the present and to probe the future as it appears to us, still dimly perhaps, to-day.

This Address, naturally, will be coloured by my own experiences, professional and otherwise. I am in business on the estate management and valuation side of the profession in the City and West End of London and in

the suburbs and home counties; a general practitioner who thoroughly enjoys the hurly-burly of that type of business and, in an age of specialization, is quite unrepentant at not having specialized. I find the diversity of general practice fascinating and that it adds a spice to life. If I had decided to specialize, I believe that rating would have been my choice; but things fell out otherwise, and I can now read the evidence given in contested rating cases with some feeling of detachment, mingled with respect and awe at the ingenuity with which it is forthcoming.

Retrospect.

Let us, then, to the first part of our task, a survey of the war years. Few of us, perhaps, even now can recall the feelings which beset us in 1939, that year of uncomfortable uncertainty and of desperate endeavour to provide, as best one might, for the unknown; of feverish recruiting, the building of the first camps and air-raid shelters, the scream of pneumatic drills in all our cities, with the eyes and ears of the world on Berchtesgaden, Godesberg, Munich, Rome, Prague, Danzig and the Polish border; a time of wishful and hopeful thinking in which the importance of evacuation from populous centres and other passive precautions seemed uppermost in the public mind. In that atmosphere the Council had to decide whether our headquarters should remain in London or move out. As you know, we remained. We take some pride in that, tempered with thankfulness that our building has been spared all but superficial damage.

Early War Arrangements.

All kinds of other emergency arrangements were made in that fateful summer for the carrying on of Institution business, based on the supposition, which then had some official authority, that London might be isolated and under continuous bombardment, with casualties amounting to thousands daily. Not only were social functions to be abandoned, as was appropriate in any case in time of war; the Council was to be replaced by a small War Committee of members on the spot, Committee work was to be undertaken by the Chairman only, examinations were to be suspended (if only because it was thought that there would be few, if any, candidates as in 1914–1918), the *Journal* was to be published at much longer intervals, meetings were to be suspended.

The hour of war struck, and the first sirens sounded within minutes of Mr. Chamberlain's broadcast on that first Sunday in September, 1939. Poland was overrun within three weeks, and in the West there followed seven months of the so-called "phoney war." Confidence, of a kind, revived, and after three months full Council meetings at the regular monthly intervals were resumed, Committees met as usual, the monthly issue of the *Journal* was restored, the examinations continued, general meetings were held again. The daily correspondence at the Institution which had declined considerably under the numbing impact of the first days of a second world war, again looked up. The 1940 and 1944 blitzes did not cause the cancellation of any Council or Committee meeting, although for a Council meeting on one occasion, owing to an unexploded bomb having fallen within 30 feet of our building, we had to seek the hospitality of our friends, the Institution of Mechanical Engineers, with whom we had mutual arrangements for such emergencies.

Examinations.

The entries for the examinations provided a strange contrast with the last war. This time the figures never fell much below 1,000 annually ; last time they were down to 50. We continued to hold them abroad where possible, although in some cases the despatch of the papers took many months there and as many back. In this country the examinations were fairly widely decentralized ; this was not specially a war measure but had been decided on before. It did mean, however, that a great deal of new organization had to be undertaken under war conditions. On one occasion the whole of the examination papers and stationery were lost in a big air raid on a distant provincial centre just before the examination was to be held. The examination hall was also destroyed, and all the candidates who were to sit at that centre had to be brought to London at very short notice. But apart from that occasion we were very fortunate in having no untoward incidents while the examinations were being held in London and elsewhere.

The number of subjects in which papers are set each year may now amount to about 200, with some 90 examiners ; the number of different examination centres at home and abroad, including prisoner-of-war camps, was about 40. This gives some idea of the task willingly and efficiently carried through by the Examinations Clerk, Mr. Shearman.

Prisoners-of-War.

We arranged for the examination of prisoners-of-war in German hands, and there, I fear, we were not so lucky, for some of the candidates' work was lost in each year. There now seems little doubt that Allied air attacks on the German controlled transport systems were the cause ; but of the work which was received back and marked it can be said that the standard was distinctly high.

The return of our prisoner-of-war members (and many of them either called at or wrote to the Institution within a few days of their repatriation) was a touching experience. We had made a practice of sending them little gifts for Christmas—it was the idea of Mr. Cooke-Yarborough of the Institution staff. These gifts were small enough—a book, a game, some tobacco or drawing materials—for that was all that the regulations allowed us to send. The gratitude shown by the recipients on repatriation was overwhelming, and in some cases was to the effect that chartered surveyor prisoners-of-war were the envy of the others. That, no doubt, was a pleasant exaggeration, but it does show the effect, in captivity, on the minds of those who are remembered and those who are not.

Reconstruction : "Barlow, Uthwatt and Scott."

The end of 1940, while the blitz was still at its height, saw the beginning of plans for reconstruction. Sir Montague Barlow's Royal Commission on the Distribution of Industry, of which Mr. Sydney Smith (Fellow) was a member, had by then published its Report. It is worth mentioning, in passing, that the Barlow Commission had been appointed well before the outbreak of war, and that its findings must have been pretty well in shape soon after September, 1939. It was in that Report, as some of you will remember, that the proposals for acquisition by the State of development rights in land were first mooted. There was much discussion of "global"

as compared with what might now be topically described as "atomic" compensation. I think that we were the first organization to examine these proposals; we presented a considered memorandum on them to the Minister of Works and Planning, as he then was, early in February, 1941. It was just about then that, as recommended in the Barlow Report, the Government set up an expert committee to consider the same proposals, which were all part of the question of compensation and betterment in relation to the acquisition of land for public purposes. So came into being the now famous Uthwatt Committee of five members, two of whom, Mr. Gerald Eve and Mr. James Barr, were from among ourselves, and are both among my predecessors in this Chair. We can say that our services were freely utilized, for we presented no less than three memoranda of evidence to the Uthwatt Committee, some extracts from which appear almost verbatim in that Report. And when that Report was published we issued two further memoranda of comment upon it.

Almost concurrently Lord Justice Scott's Committee on Land Utilization in Rural Areas was sitting, with my partner and predecessor, Mr. Robert Cobb, as one of its members. To them, also, the Council, advised by its Agriculture and Forestry Committee, had much to say by the written and spoken word.

Agriculture.

This was the signal for a great revival of war-time activity in the agricultural side of the Institution's work, led by Mr. W. C. Farnsworth during his Presidency in 1943 and 1944, and by Mr. Richard Trumper, the Chairman of the Agriculture and Forestry Committee. In the space of some eighteen months, apart from a host of smaller matters, they had made known their views on agricultural policy generally, including, in particular, a review of the Agricultural Holdings Act, the modernization of tenant right valuation practice, post-war forest policy, and the design of farm buildings.

The fact that so many of our agricultural members played a large part in our war-time food production programme and gave freely of their time and knowledge to the work of War Agricultural Executive Committees, deserves here to be recorded.

War Legislation.

Meanwhile, the first children of Barlow, Scott and Uthwatt were born in 1943 and 1944 in the shape of the Planning Acts of those years, both of which, the latter especially, required much thought by our Council and its Committees. The same applies to the other legislative genealogies, series, or codes, call them what you will, which have so closely affected our work—the hurriedly enacted Compensation (Defence) Act, 1939, which has given owners of requisitioned property, rural and urban, and their advisers (and the Service Lands Branches and their staff, no doubt also) some severe headaches. I trust that the Requisitioned Land and War Works Act of this year may provide an aspirin or other antidote for some of these maladies. There were the progressively severe restrictions on civilian building work. Then there was the Landlord and Tenant (War Damage) Act of 1939, with its Amendment Act of 1941, which provided a new series of unfamiliar problems in the relationships between lessors and lessees. Another Act was added to the long series in Rent Restriction; and another is now upon us. We had a member, Mr. Endicott, on the Ridley Committee and their Report is now published. It bears evidence of attention to some of the views submitted

by the Institution but I shall return to this question a little later. For the moment I will confine myself to supporting the Committee's plea for the consolidation of the present lengthy and complex series of statutes. It has been a crying necessity for a long time.

War Damage.

But of all the legislation which has affected us, all of us almost without exception, that on War Damage holds pride of place. Mr. Churchill, I well remember, first announced on 5th September, 1940, that a War Damage Bill was impending. That was just two days before that sunny but grim Saturday on which the blitz proper started with a big raid on the London Docks. While it continued through that winter and spring the Bill made its way through Parliament, and reached the Statute Book in March, 1941. Sir Malcolm Trustram Eve, BT., K.C. (Associate), then in command of an infantry brigade in Northern Ireland, was brought out of the Service to be Chairman of the body that was to administer the Act.

The War Damage Commission.

Sir Malcolm's feat in building up from nothing a vast organization to administer a wholly novel and intricate legislative experiment, and to deal with the accumulated results of seven months' continuous bombing of our capital, our great ports and most of our larger provincial cities, fairly deserves the adjective superhuman. So far as our experience of his administration goes, he proceeded from the outset by conference and consultation with all who should have been consulted. That was well, but it must have taken time in the midst of urgency, and yet urgency prevailed. The Institution is proud of its close association with a public body which, in our experience at least, had made consultation, approachability and expedition the keynote of its official dealings with us and with others. The late Mr. Geoffrey Vigers was a member of the Commission until his tragic death while President of the Institution in December, 1942. Eleven out of the sixteen Deputy Commissioners are chartered surveyors, and apart from that we have been called in on many occasions to help in *ad hoc* matters. This applies especially to our quantity surveyor members in recent months; the services of Mr. R. H. Francis, the Chairman of our Quantity Surveyors' Committee, and his colleagues have been freely called upon to help with the many problems that have faced the Commission and the London Repairs Executive since the V-weapon attacks began in June, 1944. The services given by our quantity surveyors in this connection have recently been most handsomely acknowledged to me by Sir Malcolm personally.

I should like to pay a return compliment and to acknowledge the great help which the surveyor's profession has derived from the War Damage Commission's "Practice Notes." They are a mine of information and guidance.

Poor Man's Valuer Associations.

As a movement which began in the tragic winter of 1940 and has done much good for the public and our profession, I record with admiration the birth of the Poor Man's Valuer Associations. Their original object was to help poor persons with war damage problems, but their activities will not cease with the passing of those problems nor be confined to them. The names

of Linney, Walmsley, John Watson and Montagu Evans will be remembered as the initiators and original organisers of this wholly admirable movement.

This movement and also the Institution as such were associated with the scheme for free professional advice to men and women in the Services—a scheme which was inaugurated in 1943 at a conference presided over by Sir Claud Schuster, G.C.B., C.V.O., K.C., then Permanent Secretary to the Lord Chancellor. We were able, with the valuable help of our Branches, to send in a list of several hundred names of our members in all parts of the country who had offered their professional services in this worthy cause. Their action was greatly appreciated by the three Service Departments; but I should like myself to take this opportunity of thanking them publicly for their magnificent response in meeting a need to which great importance was attached at that time.

Requisitioning and Claims.

War damage work and work under the multitudinous Defence Regulations and the Compensation (Defence) Act has brought not only the Institution as such, but most of its individual members also, into direct touch with the War Damage Commission and other Government Departments, the three Service Departments especially. As regards the latter much work still remains to be completed. Bearing in mind the many scores of thousands of properties which have been requisitioned during the war, and not forgetting that there have been arguments, occasionally heated perhaps, in numbers of individual negotiations, I think we can fairly say that the departmental machinery which was set up to deal with this vast task (and which absorbed large numbers of our own members) has worked smoothly, sympathetically and well.

I must not fail to mention here another great organisation, the Claims Commission, presided over by my predecessor, Major-General H. C. Cole, C.B., C.B.E. He, too, built it up largely from nothing, in the weeks following Dunkirk. I do not pretend to be familiar with the intricacies of its work, but I know that it had to meet an unprecedented situation. At that time large armies were being mobilised in these small islands for novel and highly-specialised forms of warfare, especially armoured warfare, training for which could not be confined to the roads. Modern ideas required training with live ammunition, which in turn necessitated the sealing off of large tracks of country and the evacuation of the inhabitants. Inoculation for battle had to be performed here, among our homes, and that in addition to the ordinary large-scale manœuvres which were an indispensable preparation for war.

General Cole's Claims Commission, in the recruiting of which we were privileged to help, had the task of meeting the many thousands of claims, small and large, for damage to property and persons resulting from these operations and from the presence of great numbers of troops among us. It is noteworthy that there was no legal or statutory authority for, or standard of, compensation in these cases. Here, again, we can say that a most difficult and complex task was handled not only efficiently and well, but with sympathy and understanding.

General Cole was President in 1941–1942, which for him must have been a crucial time in the development of his organisation. The President has a fair amount of travelling to do in the normal course of his duties, and General Cole did it; but as President of the Claims Commission at the same

time, he also travelled many thousands of miles by air to visit the then active theatres of war. As the war unfolded, and as the fronts spread from Tunis to the Indian frontier, to Sicily, Italy and Normandy, his Commission followed them. He can now look back on a task well and truly begun and pursued, though not yet finished.

Education.

Our Education Committee had its war-time problems, notably the need of qualified members in the Services to bring themselves up to date in professional knowledge on their return to civil life, and the mitigation of hardship to those who had not qualified but whose examinations studies had been interrupted by their service. The need of the former is being met by special refresher courses given by the College of Estate Management, who have carried on during the war under great difficulties, including the destruction of their premises ; their ready and whole-hearted collaboration in a matter which is of high importance to the public as well as to the members concerned, is deeply appreciated. Examination concessions for Service men (and women) is a notoriously difficult subject for it calls for the reconciliation of irreconcilable factors, namely the easing of qualification tests in favour of those who most undoubtedly deserve it, while maintaining the standards of qualification in the general interests of the public and the candidates themselves. The concessions which we have devised are doubtless not perfect, and never could be ; they have been published and are now fairly well known, so that I need not detail them. I will only say that they are framed on somewhat the same principle as the demobilisation scheme, namely, the greater the age and the longer the service of the candidate, the bigger the concession. There is evidence in plenty to show that they are appreciated by prospective Service candidates.

National Service Problems.

A great deal of the Institution's time during the war years was occupied with questions relating to the call-up, and the position of examination candidates in relation to it. Several of our examination candidates became test cases before appeal tribunals, before whom the Institution also appeared, and helped to lay down the general "law," if one may call it that, on the subject. But we also became an enquiry bureau for every sort of problem under the National Service Acts in constantly changing circumstances. From the official side we were continuously called on for help and advice relating to professional appointments in various departments, and for the use of our machinery by the Service Ministries for recruitment of technical personnel. In this connection, our Registrar, Mr. Hancock, proved a tower of strength.

The Journal.

The Journal has continued to appear regularly, with only one break throughout the War, and that right at the beginning. You will agree with me, I think, that as a link between headquarters and the individual member, the Journal was of the highest importance, especially when the flood of Orders, Rules, Regulations and Directions, often highly obscure and crammed with legislation by reference, was in full spate, and when new Acts or Reports portending them and embodying unfamiliar and experimental measures, were on the stocks. This kind of material required much patient reading,

selection and editing with a constant eye not only on clarity and conciseness, but also on the paper supply—which was an unfailing cause for begging, representation, form-filling and fear of contravening the rationing orders—and on the mechanical difficulties at the printers' end, where they were coping with their own staff shortages.

Nevertheless, I hear on all sides that our Journal has been a real help to members during recent years, and that its standards have never been so high. If that is so, despite the cutting and paring and the tiny type, which is horrible but unavoidable if we are to print all that should be published, then it is a fine example of difficulties transcended. The credit belongs to our war-time Editor, Miss Rutland.

Quantity Surveyors.

The work of our Quantity Surveyors' Committee during the War, and of our members practising as quantity surveyors, has set a high example of service to the country and their profession. There are few firms who were not, in the first part of the war, engaged in connection with the building of naval establishments, military camps, airfields, war factories and other types of war construction. They had to face up to new and unfamiliar types of contract and technical processes, to work appallingly long hours on remote and lonely sites in all weathers and in most uncomfortable living conditions. Their powers of organisation and improvisation were called upon to the utmost. As the programme of war construction was superseded by the destruction wrought in Southern England in the summer of 1944, the call came again for their services, this time from the London Repairs Executive and local authorities, in helping to repair our shattered homes. They responded, as we knew they would.

Throughout these years, the Quantity Surveyors' Committee was required to act as the intermediary between the authorities and the profession, to advise and negotiate, to collect information, to make recommendations. It was not only a question of sitting in Committee, and passing resolutions, but of day-long conferences, day after day, often at the shortest notice, with this or that Department. They themselves were immersed in work urgent for the war effort in their own offices ; but as the elected representatives of their profession they gave freely, extravagantly, of their time to help the Institution, their fellow-members and the authorities with the tasks in hand.

Pre-occupied as they were with the day to day problems of war-time in their field of our activities, they nevertheless found time to turn their minds to the future as well. Foreseeing the coming needs of peace, they published a whole series of valuable reports on the future of the building industry, on post-war education and training, on bills of quantities in post-war operations, and on the return to peace conditions in their profession. Some of their number in addition to heavy committee work at the Institution gave much time to voluntary service on Government Committees, such as the Advisory Committee on Army Building (War Office), the Central Council for Works and Buildings and the Consultative Council for the Building and Civil Engineering Industries (Ministry of Works).

The Code of Measurement for Building Work in Small Houses.

But perhaps the most important service which our Quantity Surveyors' Committee has rendered for the public benefit in recent years is its production, in conjunction with the National Federation of Building Trades

Employers, of a Code of Measurement for building work in small houses. They began work on that nearly two years ago, and their idea proved afterwards to be in line with the Report of the Central Council for Works and Buildings on the Placing and Management of Contracts. The Code is a highly technical document. Not being myself a quantity surveyor, I shall not attempt to explain it, beyond remarking that it is a simplification of the Standard Method of Measurement for ordinary building works, specially adapted to meet the conditions of small house construction. This special contribution of our quantity surveyors to housing—that most pressing of present-day questions—has been approved by the Ministry of Health and recommended to all housing authorities. As I myself have played no part in the production of this document, except to preside at the Council when it came before them for approval, I can properly describe it as a great public service which should help materially towards speed, smoothness and economy in the building of homes for our people.

I hope that this may be a consolation to Mr. Cox, our Accountant, who as a result of the demand for this publication, has been dealing with applications at the rate of nearly 1,000 a week, in addition to his other duties.

The Branches.

Our London and provincial Branch Organisation is part of the lifeblood of the Institution. The Branches have carried on with difficulty during the war on restricted programmes, due to the absence of members on national service, the inability of many members because of staff shortage and lack of transport to attend meetings, and other war factors. But they have kept going, and in many cases more than that. Their activities, as is natural in war-time, were largely bereft of those pleasant social occasions which do so much to cement professional friendships and the different sections of our membership; but the routine work of our Branches, which is considerable, continued. Apart from that, some of them have made some special and valuable contributions to our work, notably, perhaps, the Scottish Branch with a whole series of most valuable reports on legislative matters affecting land and property in Scotland; the London (City and Eastern) Branch with its memorable report, which deservedly attracted much notice, on the City of London Plan; and the London (South-Western) Branch with its reports on planning proposals for parts of London in their area.

One other feat by a Branch of the Institution deserves mention. Most of the members of our Hong Kong and China Branch were made prisoners-of-war or were interned by the Japanese. We heard a few weeks ago that a number of them found themselves together for a time in the same camp, in which there were 2,500 inmates badly over-crowded and underfed: and that Branch annual meetings were held in a disused garage in that camp at the usual times. We are awaiting the minutes and other records of those meetings with eager anticipation.

It was my privilege last July to preside at the first Conference between the Council and the County Branches since the beginning of the War. There was no lack of subjects for discussion, and I hope that it may be the first of many more to come.

The Junior Organisation.

The Junior Organisation, largely denuded by the call-up for military service, suspended its activities to all intents and purposes, but managed

nevertheless to preserve the threads of its continuity by skeleton machinery, consisting of a small central committee and a single correspondent in each Branch. Continuity was also secured by suspending the operation of the age limit for junior members, so that those who were just within the age limit in 1939 are still junior members now, although they may be 40 or thereabouts. The war-time Central Committee has recently produced a comprehensive scheme for the resumption of junior activities and for reviving their operational machinery which played so valuable a part in our pre-war affairs. The handbook in which the scheme is summarised is about to be issued and reflects much credit on those responsible for it.

War Service.

In this part of my Address I have left to the last, though it is anything but the least, the record of our members' war service. The phrase " war service," as we know, took on a new meaning during the struggle now ended. Like everyone else, there were few of us, apart from the old or infirm, who were not on service of one kind or another when the day's work was done, whether it was in the Home Guard, the Royal Observer Corps, the National Fire Service or one of the many sections of Civil Defence. Many of our 57 civilian decorations during the war years were for these forms of service. Having myself served in Civil Defence and in the Home Guard in the most south-easterly county of Southern England, I can speak from personal experience of what it was like ; and, since the south-east, exciting though it was at times, had no monopoly of excitement, as many of the great provincial cities can bear witness, I salute the many hundreds of our civilian members who stood on guard through the dark nights of those years.

The Armed Forces.

But at this time it is the Armed Forces to whom our thoughts turn most. According to present records, 3,541 of our members were serving in May last in the Royal Navy, the Army and the Royal Air Force. 183 have laid down their lives, as did their forbears in 1914–1918, in the cause of freedom. 160 military distinctions were awarded to our members, including one C.B., one George Cross, 7 D.S.O.'s, 10 D.S.C.'s, 25 M.C.'s, 12 D.F.C.'s, and two George Medals.

Invidious though it may be to name a few from the many who have been decorated for gallantry or outstanding service in the battlefields of the world, I cannot forbear to mention the names of Sidebottom, of Coastal Forces, wounded and twice decorated ; Goodman, also of the Royal Navy, winner of the George Cross, twice decorated for acts of cold courage not yet revealed, and afterwards killed ; Eason, twice decorated while leading his guns from Alamein to Tunis and killed within hours of the glorious end of that campaign ; Savill, also of the Royal Artillery, decorated for gallantry in the First World War and, like his son, in the Second also ; Percy-Hardman, of the Oxfordshire & Buckinghamshire Light Infantry, mortally wounded in the Reichswald last March, after receiving the D.S.O. for a seemingly impossible feat of improvisation and leadership in an attack by his company on fixed defences near Roermond ; Noble, of the Essex Regiment, wounded at Cassino, awarded the D.S.O., and twice mentioned in despatches ; Giddings, of the Royal Engineers, twice wounded, twice decorated, who fought with Leclerc from

Lake Chad to Tripoli, and, on D day, helped to clear the Normandy sea-bed for our landing craft ; Mais, of the Royal Engineers, of Mulberry and the land supply route to Russia, wounded, twice decorated and twice mentioned in despatches ; Sample and Greville-Heygate of the Royal Air Force, two of many decorated, whose names I have chosen because they fell in action when the Royal Air Force was still "The Few." The names of these and others like them will for ever be held in honour amongst us.

Ladies and gentlemen, so that we may pause and remember all those of our members, probationers and students who have given their lives for their country in freedom's cause, I will ask you now to stand in silence for a few moments.

[*After the Silence "The Last Post" and "The Reveillé" were sounded by a bugler of the Scots Guards.*]

To those now returning from the Services and those soon now to return we extend a warm welcome home, knowing that they are willing and anxious not only to pick up the old threads of professional life but to turn their hands to the new tasks which war has brought us. I have already touched upon some of the steps which we have taken to ease their path back to civilian life ; but I may also add that we have also compiled lists of firms who may be able to give them employment or training ; we have circularised all our serving members with information likely to be useful to them, and have asked them to give us some idea of their future intentions and wishes. Much of our daily correspondence now concerns these questions, and of the daily visitors to the Institution a large part are Service members. We have circularised all our Branches with information on questions specially affecting Service members and have made suggestions as to how help can be given them locally if they should need it.

The Present and Future.

So much for retrospect, the picture of which necessarily I have had to draw in broad lines rather than with the fine detail of the etcher's steel. I might, indeed, have ended here, but as I have said, we are at the beginning of one epoch as well as at the end of another, and the occasion is appropriate for a glance at the present and the future.

Agriculture.

Of agriculture, I speak with hesitation as a townsman, but as a townsman I hope that the good which has come out of evil in this war in the shape of a greater understanding between town and country may long be preserved. I trust that the importance of home food production may never again be forgotten, and that the results of the high efficiency reached in war-time in that field may continue to be maintained and improved. I would add my plea for improved rural housing and for a rental standard commensurate with adequate agricultural wages so as to enable rural cottages to be provided and properly maintained.

One final word on this subject. Housing is of vital concern as much to the country worker as to the townsman. Despite the limited operation of the Housing (Rural Workers) Acts, some 22,000 cottages (according to the Hobhouse Report) were dealt with and reconditioned under those Acts, and some pleasing examples were reproduced in *The Countryman* a short while ago. The recent decision of the Government not to prolong the life of the Housing (Rural Workers) Acts is, I think, to be regretted.

Building.

In building, a vast programme of development and restoration lies before us to repair not only the direct ravages of war upon our capital and our larger provincial cities, but also the results of six years stoppage of building for civilian purposes. The shortage of room in which to live and work is as serious as most other shortages, and by contrast with the shipshapeness of our agricultural land, the condition of our homes and workplaces, and the whole face of our towns and cities is shabby and dilapidated. A great field of activity lies here for our building and quantity surveyor members.

Ordnance Survey Maps.

All of us in general, and land surveyors in particular, will look forward with keen interest to the new Ordnance Survey Maps, advance prints of which were sent to us for scrutiny and comment, followed by a most instructive address from Major-General Cheetham, Director-General of Ordnance Survey. Some of us may regret the passing of certain types of map with which we are familiar, but as against that we should enjoy new and up-to-date maps related to international cartographic methods by the adoption of the grid system, and produced to the high standards which we expect and have always obtained from British map-makers.

It is fervently to be hoped that the Government will recognise the urgent need for revising and correcting at frequent intervals the maps to be used for housing, planning and development purposes. The matter was urgent before the war and is still more so now. It will be money well spent if adequate funds and staff can in future be provided to allow the Ordnance Survey not only to produce the new editions which are so badly needed, but also to provide the corrections and revisions which will continuously be required.

Rating.

The long-postponed revaluations for rating purposes will soon, presumably, be put in hand and thus engage the attention of rating surveyors, whose technical problems, especially that of securing uniformity in assessment, will not be lessened by the extended scope of the Rent Restrictions Acts. I can foresee, however, that this is a subject which my successor may wish to elaborate ; and as he is more familiar with it than I, it can safely be left in his expert hands.

General Valuation.

In the general field of valuation, we have the aftermath of requisitionings and the numerous problems of valuation, requiring an almost entirely new technique, which have arisen from war damage legislation. We cannot help pausing to wonder for how long surveyors will be required to value as at 31st March, 1939, and whether and how we shall do it in 1955 or later.

Not long ago, curiosity led me to look back at my diary for 1939 to see what I was doing on that all-important 31st March. It told me that I was sitting as arbitrator in a dispute over values in a home counties town. Would this, I wondered, give me an answer to the perennial question of what values actually were on that magic date ? I turned with some excitement to the record of evidence, hoping that it might present me with some heaven-sent solution. But alas, although both sides had their leading experts, their views were poles asunder. Presumably, without knowing it then, I fixed a value

which, for all we know now, may stand as the datum for all time ; but I was too disconsolate to pursue further researches.

"Portable" Cost of Works Payments.

While on the subject of war damage, reference may perhaps be permitted to cases classified as "Cost of Works," which are converted to value payments in the public interest, such as for a road-widening or improvement scheme. Such cases impose real hardship on those with proprietary interests in the claim. In the view of many of us there is no justification, except absence of statutory authority, for refusing to treat such cases on a cost of works basis if the building is re-erected on a different site. It is true that "portable" cost of works payments are not permitted by the War Damage Act as it stands, but that is not an answer to those who have to suffer in the public interest. The Act should be amended so that they shall not suffer.

It should not be impossible to reconcile the cases of war-damaged and non-war-damaged properties in an improvement area and one can visualise cases occurring where a Town Planning improvement might be prejudiced by the unwillingness of an authority or the Ministry to impose hardship on individuals by the reversal of the normal category of damage to their detriment.

Urban Estate Management.

The management of urban estates will raise new problems. Before the war, the trend from private to public ownership of property was already becoming marked, especially municipal ownership of house property. War damage and the Town and Country Planning Act, 1944, have given a great impetus to this movement. Power has been given to enable local authorities to acquire large blocks of land, primarily where war damage has taken place, but including also the bordering or over-spill areas. The cost will be gigantic, the change revolutionary in that much property will be taken from private hands and that local authorities, more than ever before, will become large landowners, with the duties and obligations of landlords. Estate management and estate development in regard to other classes of property than houses will devolve upon local authorities and their technical officers, and a most responsible task it will be. Members in the local government service will need to concentrate on this new aspect of their duties. Women will have a special part to play in these developments, more particularly in housing management.

These developments are bringing about a new and specialised outlook on estate management in urban areas, and they have been watched by the Council and the Education Committee for some time past in relation to our examinations ; and you may already have seen an announcement of certain changes in our examination syllabus which will lay much greater emphasis on urban estate management as such than has been the case hitherto.

Town and Country Planning.

Town and Country Planning has been described as the application of commonsense to technical knowledge. It will be brought before us in every aspect of our work. The problems which it raises, however, are largely novel and without precedent. The Minister of Town and Country Planning is now

working in close co-operation with some members of the Institution on these problems, especially as affecting towns which have large areas of war damage, with a view to guidance of the authorities concerned.

Whether it be a good thing or a bad thing for large, central and highly-valuable urban areas to pass permanently into public hands, I find it difficult to see how reconstruction could properly be achieved otherwise than by the vesting of the areas affected in a single ownership. The solution calls for vision and courage as well as expert skill. Mistakes will be made, but they can be minimised by adapting the tried principles of estate management to these problems, novel though they may be. Results will justify the experiment if the goodwill and give and take which are normally found in the relationship of landlord and tenant on well-managed private estates are brought to bear on their difficulties by the parties concerned. But, as I have said, a great responsibility will rest on local government officers in these matters, in addition to the many other tasks which await them in the forthcoming programme of housing, roads, transport, improvements to water supplies, drainage and lighting and other aspects of reconstruction.

Rent Restriction.

I have already referred to the Rent Restriction Acts and to the urgent need for their consolidation, but there are other points about them. Speaking from the estate management standpoint, and that alone, we cordially dislike rent restriction for the anomalies to which it has given rise during the last thirty years. Necessary though rent control may have been and still is, it remains a necessary evil and I hope will be increasingly so regarded. In the main, it tends to sour relations between landlord and tenant, to postpone repairs, to prolong the life of obsolete and worn-out buildings, to create slums and to hold up useful redevelopment.

While there are some recommendations which we like in the Report of Lord Ridley's Committee on Rent Control—including the creation of rent tribunals for the review of controlled rents, which should include persons of skill in valuation—we are frankly concerned that no increase in the standard rent is recommended to meet the increased cost of repairs and maintenance, due to the rise in building materials and labour since 1939. The Ridley Committee considered this point, as we know ; but they expressed themselves as satisfied that there was no justification for any immediate rental increase on those grounds. They pointed out that the increases in rent under the 1920 Act were given because of the rise in the cost of repairs at that time over 1914 ; that building costs afterwards fell substantially while the rental increases remained ; that it was not until 1943 that building costs again reached the 1920 level ; and that while there had been a rise in building costs since 1943, the future was obscure and no accurate assessment of costs could at present be made.

Whatever there may be in that argument it cannot apply to the millions of houses built between the two wars, and brought into control for the first time in 1939. The rents of those houses were economic rents, fixed according to costs and values at the time when they were let.

To-day's costs, on the Ridley Committee's own showing, have increased between 50 per cent. and 75 per cent. since 1939. They are likely to remain for some years considerably higher than 1939 standards, yet any provision to meet that situation is postponed. This seems to inflict a genuine hardship

on the property owner who in effect is subsidising the occupier and to that extent is creating a privileged, if limited, class of tenant.

Apart, however, from the control of furnished lettings, it now seems that no further immediate legislation is contemplated.

Control of the Sale Price of Houses.

Control of rent brings me naturally to control of the selling price of houses. This was a live question when I began to consider the contents of my Address ; it is now less so, for the Minister of Health has since said in Parliament that he could hold out no prospect of legislation to give effect to the recommendations of the Morris Committee.

This Committee, of which Mr. Leslie Raymond (Fellow) was a member, had recommended that for a period of five years the maximum selling price of any house should be its value with vacant possession at 31st March, 1939, plus 50 per cent. ; and that the value at 31st March, 1939, should be fixed by the district valuer.

The practicability of this scheme depended, as the Morris Committee said, on sufficient staff being available to the Valuation Office of the Inland Revenue; and they, as we all know, are already very heavily engaged. The Government was apparently driven to the conclusion that the practical difficulties of the Morris scheme were too great, especially the difficulty of providing the extra qualified staff in sufficient time to set the control machinery in motion within a reasonable period. I have no doubt also that the prevention of evasions, which would have required lengthy and complex, but possibly ineffective, legislation was not considered practical politics.

This recent decision of the Government largely accords with the views which the Institution had expressed to the Morris Committee several months ago.

Post-War Requisitioning.

Fox-hunting was once characterised by Oscar Wilde as the pursuit of the inedible by the ineffable. If Wilde were still alive he might have said of requisitioning, as practised in these days of peace, that it was the pursuit of the uninhabited by the uninhibited. Let me say that neither I nor anyone who is a good citizen would deny for one moment the propriety, or the need, for seeing that empty houses are occupied. I have no sympathy with any person, possessing the right of occupation, who keeps a house unlived in by himself or others. That, I may say, applies to public authorities as well as to private persons.

With vigilanteism I have no sympathy. And here, as a matter of history, let me remind you that the original vigilantes were ranchers and punchers of the Western cattle towns, self-appointed policemen who with rope and six-gun dispensed rough justice of a kind often more rough than just. Their methods were doubtless justified in primitive communities, but however good the motives of their latter-day descendants, their ways are still uncivilised and all too reminiscent of old times on the Mexican border.

We have seen these methods permeating the counsels of some authorities whose actions, as it seems to me, come too near to dictating when, how and whether or not we may live in our own homes. Whether these methods in fact are actuated by proper considerations, or are a symptom of the beginnings of mob law, I am not as sure as I should like to be. And the tragedy of it is that all this bustling interference with private liberties, while causing anxiety,

bitterness and fear among many people, contributes almost nothing to the solution of the housing problem.

The Institution Premises.

Turning now to domestic matters, our membership now numbers 11,647 as compared with 4,803 at the end of the last War and 9,297 five years ago. In the face of these numbers we may reflect that we shall soon be outgrowing these premises and that this Hall may prove inadequate to take our future audiences. That consideration must be with us during the next few years, and it is fortunate that provision has already and wisely been made by which it should be possible to rebuild on this splendid site and to incorporate it with that on which No. 11 Great George Street now stands.

Finances.

That question in turn raises that of our capital resources ; for the outlay, when it comes, will be a heavy one. War-time economies and limitation of our activities have enabled us to curtail our expenditure and, despite increased taxation, and higher all-round costs, to show certain surpluses on our income and expenditure account during the past few years. That, however, will change with the resumption of full activity, for our expenditure will mount at once, but not so our income to anything like a corresponding degree.

Entrance Fees and Subscriptions.

If war had not come in September, 1939, we should have called before the end of that year the necessary general meetings to approve increases in our entrance fees and subscriptions. The Branches had already been consulted and had generally signified their approval to the proposal. Our subscriptions were then lower, as they had been for a long time, than those of any other professional society of comparable standing. They remain so to-day. If there was reason then for increasing them, the reason is greater now ; for it is not only necessary to build up a fund for the reconstruction of our premises but also to meet the greatly increased cost of administering our affairs and of providing the services which are due to our members.

The Benevolent Fund.

I come now to the Chartered Surveyors' Benevolent Fund. Inside the cover of the Transactions which recorded the Address of my senior partner and predecessor in 1918, there appeared a short notice about the Fund with the words :—

> "Funds are urgently needed for the establishment of further annuities."

Sir John Oakley, in his Address itself reminded his audience of the claims of the Fund and appealed urgently for their support. He was referring to its annual income.

As perhaps all of you now know, I am trying to mark my year of office by an endeavour, which I shall pursue to the utmost of my powers, to increase substantially the capital of the Fund. In the spring and summer of this year we achieved peace and total victory. It is a time of triumph and, surely, of thankfulness also. Let us therefore be thankful both in thought and deed, and show our gratitude by giving to a cause which is peculiarly our own obligation.

The Fund has made progress since it was founded in 1901 and has done great good, but the calls upon it from now onwards will be greater than ever before. We should remember especially at this time the widows and children of those who have fallen, for many will need help ; let us also remember that both they and our present annuitants and beneficiaries will, because of the war, need aid on a more generous scale. I would ask you, therefore, in thankfulness for our deliverance from defeat in 1940 and for the victories which blessed our arms in the succeeding years, not only to give, but to give freely to the utmost limit of your resources. If you have already given, but are in doubt whether sufficiently, please make quite sure and give again.

The Secretary and Staff.

Before I finish, may I on behalf of the Council and all members welcome back Brigadier Killick who returned to his office as Secretary at the beginning of this month. He was recalled to military duty at the War Office late in August, 1939, and has come back to us with enhanced military honours. We can feel proud indeed that our Secretary was the military head of the Secretariat of the Army Council during the most critical time in our history. He will, we know, be an even greater tower of strength than before in the administration of our affairs.

With Mr. Simpson, the second Assistant Secretary, also joining the Forces, an almost overwhelming burden of work devolved on Mr. Evans. This he has carried out with unfailing energy and ability, even to the detriment of his own health. It is true to say that the debt which the Institution owes to him cannot be adequately expressed in words, but we record our sincere thanks and appreciation to him for what he has done during six most trying years.

Tribute is also due to the other departmental heads at No. 12, thanks to whose efforts the activities of the Institution have been carried on and even developed notwithstanding great difficulties of staff scarcity and inexperience.

Nor must I forget Mr. Bird who, apart from all his other duties, was in charge of our A.R.P. arrangements all through the war, during which he declined to take any holiday. Our building, though lucky, was not untouched by fire-bombs, and it was due to him that they did no damage.

Conclusion.

And so I reach the end of an Address long enough, I fear, to try your patience but still too short to encompass all that I might have wished to say about the past, present and future. I ask your indulgence if it bears evidence, by comparison with the high standards achieved by my predecessors, of the pressure to which I, like all of you, am subject at the present time.

Great days, great tasks, great opportunities for service lie ahead of us and I like to think that we shall prove to be not unworthy of them. In thanking you once again for the high honour which you have done me I know that I can rely during my term of office on your generous and kindly support in the many pleasant if not unexacting tasks which you have called upon me to perform as President of this our great professional community.

Mr. W. C. Farnsworth (Past President), proposing a vote of thanks to the President for his Address, said that he was deputising in so doing, for

Mr. James Barr, the immediate Past President. Unfortunately, during the latter part of his Presidential year, Mr. Barr had suffered a severe breakdown, and had to rest. He was sure that all present would wish to convey their good wishes to him for a speedy recovery.

The President's Address had been a masterful survey of the work of the Institution during six years of war. It was certainly a striking coincidence that the President's old master, Sir John Oakley, should have delivered his Presidential Address immediately after the Great War, and that his pupil and partner should be delivering his Presidential Address at the end of another world war. It must be a very happy occasion for them both. With the President's permission he would like to digress to pay a special tribute to Sir John for the unstinting and outstanding service he had given to the Institution for many years and for his regular attendance at all meetings during the war, even during the worst of the attacks on London. He would also like to pay tribute to his assistance, kindness and guidance to those who had filled the office of President. That was a matter on which he could speak with personal gratitude.

He wished to congratulate the President on being in office in what was probably one of the most memorable years in the history of the country, and, indeed, of the world. They could all be thankful for the unexpected end of hostilities. The President had referred to the escape of the Institution building from damage and also to the fine and loyal service of the staff during the war, a tribute which was thoroughly deserved. He personally wished to say how deeply grateful he was for the assistance he had received during those years, and without being invidious, he would like to mention the name of Brigadier Killick. During those busy, urgent days at the hub of the War Office, Brigadier Killick still managed to find time, mostly at the expense of the midnight oil, to deal with any Institution affairs remitted to him, and to help successive Presidents, when called upon, in their tasks of special difficulty. They were all deeply grateful to him. He also wished to mention Mr. Evans who had had an extremely busy time. He had had a serious illness and was away from the Institution for some three months, but he was fortunate in having a loyal staff to carry on. During that period Mr. Hancock and Miss Rutland jointly carried on the administration of the Institution with smooth efficiency, and had thoroughly earned the gratitude of members.

The President had referred to his life as that of a general practitioner. As one himself, he knew that members coming under that heading received very meagre remuneration in comparison with specialists, but they had the advantage of deriving much more pleasure from the varied and hard work involved. The spate of legislation during the war had meant much work for members, who had given of their services generously. They had served on committees for the benefit of the general body of members, and in many cases had materially assisted State Departments and had brought the Institution more and more to the forefront in connection with all matters concerning the profession. They were extremely grateful to all those members who had served them so loyally during the war.

The President's remarks concerning Branch activities during the war under most trying conditions would be much appreciated by the Branches. The work of the Branches was a matter which deserved the greatest consideration by every President. One of the most pleasant duties which devolved upon a President during his year of office was his visits to the Branches, and one and

all of them would remember the warmth with which they were invariably received.

Had time permitted he would have liked to enlarge upon the President's remarks concerning agriculture. He hoped his comments would be noted in higher quarters, particularly his reference to housing. Housing conditions in rural areas were desperate, and unless something was done in the immediate future to alleviate the difficulties, many farms would have no key labour with which to carry on the industry. They were relying on prisoner labour.

The President was devoting much time to the expansion of the Benevolent Fund. He sincerely hoped that his efforts would be generously supported by all members. In what better way could they, as surveyors, celebrate victory ? It was with the greatest pleasure that he proposed a vote of thanks to the President for an excellent and comprehensive Address.

Mr. A. G. HARFIELD (Senior Vice-President) said it was not only his duty but a privilege to second the vote of thanks to the President.

He was sure they all agreed that the Address which they had heard had been comprehensive, and they would share the admiration for it expressed by the proposer. Those who had been privileged to work with the President during the past few years as fellow members of the Council, or to serve under his chairmanship at meetings of the more important standing committees, had anticipated a stirring Address from him.

It was not usual for any criticism to be made of the Presidential Address, but might he say that if an omission had been made, it was entirely due to the President's modesty. He had said nothing of the work of the Professional Practice Committee, over which he had presided for some years with very great distinction. During the war—and it would probably be the case for the next year or so—it had been extremely difficult to control the wrongful use by unauthorised persons of the professional designations of the Institution. On the reception of any reports of such wrongful use appropriate action was taken.

The President's reference to the acquisition and ownership of property by public authorities was extremely interesting to him personally, but he would not at present comment upon it. Nor would he offer any comment on the President's references to the War Damage Act and the War Damage Commission, apart from saying that every member of the Institution would endorse the compliments paid to Sir Malcolm Trustram Eve and the staff of the Commission. He would like to subscribe to the President's hope that the War Damage Act would be amended at an early date, so as to permit "portable" cost of works payments. A resolution to that effect had been carried unanimously at the recent conference of County Branches.

They had listened to a very interesting and comprehensive Address. On behalf of members he offered the President sincere congratulations and the assurance of their unstinted support during his year of office.

The motion was put to the meeting and carried with acclamation.

The PRESIDENT, thanking the mover and seconder of the vote of thanks for their remarks, said it was pleasing to have spoken to so large an audience, among whom he saw many old friends of junior meeting days. He had received great encouragement which would assist him in carrying out his duties for the remainder of his term of office.

The meeting then terminated.